

**Planning and Zoning Commission Meeting Minutes  
September 26, 2016**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, September 26, 2016, at the City of Yuma Council Chambers, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, David Koopmann, Kim Hamersley, Alan Pruitt, and Richard Sorenson. Commissioner Thomas Lund was absent.

**STAFF MEMBERS** present included Robert Blevins, Principal Planner; Andrew McGarvie, Engineering Manager; Rodney Short, Assistant City Attorney; Jennifer Albers, Principal Planner; Naomi Leeman, Senior Planner; Alyssa Linville, Senior Planner, and Amelia Griffin, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

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**CONSENT CALENDAR MINUTES**

August 22, 2016

September 12, 2016

**WITHDRAWALS BY APPLICANT**

None

**CONTINUANCES**

**SUBD-12260-2015:** *This is a request by Dahl, Robins and Associates, Inc. on behalf of Fortuna de Oro, LLC, for approval of the preliminary and final plat for the Gomez Plaza Subdivision. This commercial subdivision will contain 13.89 acres and is proposed to create six lots. The property is located near the southeast corner of 16th Street and Sunridge Drive, Yuma, AZ. This case was continued from the January 25, 2016 Planning and Zoning Commission hearing.*

**APPROVALS**

None

**MOTION**

Commissioners Koopmann and Hamersley stated they were not able to vote on the August 22, 2016 minutes.

Motion by Sorenson, second by Koopmann, to **APPROVE** the Consent Calendar as presented, continuing Case #SUBD-12260-2015 to the meeting of October 10, 2016.

Motion carried unanimously (6-0).

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**PUBLIC HEARINGS**

**GP-13079-2016:** *This is a General Plan Amendment by the City of Yuma to adopt the 2016 Parks & Recreation Master Plan and amend the City of Yuma 2012 General Plan to incorporate the Master Plan. Specifically, Chapter 4 – Parks, Recreation, and Open Space Element, is being modified to reflect an updated inventory of existing facilities, adjustments to the service standards, as well as proposed additions to the park system. (This is the 2nd of two public hearings.)*

**Naomi Leeman, Senior Planner**, summarized the staff report recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Hamel** complimented staffs effort to communicate with the public.

**Koopmann** complimented the Parks and Recreation Plan.

**Koopmann** expressed his concern with employee discounts and stated that a Public Recreation should not offer discounts to employees. **Koopmann** added that the City should not offer amenities that were already offered by private organizations and mentioned fitness centers as an example.

**Leeman** said staff would communicate the concern with employee discounts to the Employee Recommendation Committee.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

#### **MOTION**

Motion by **Pruitt**, second by **Abplanalp**, to **APPROVE** Case Number **GP-13079-2016**. Motion carried unanimously (6-0).

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**TIMEX-14783-2016:** *This is a request by Dahl, Robins, and Associates, Inc., on behalf of YLI, LLC, for approval of a time extension of the final plat for the Triple "S" Industrial Park Unit No. 2 Subdivision. This subdivision will contain 36.68 acres and is proposed to be divided into 40 lots, ranging in size from 20,041 square feet to 64,295 square feet. The property is located at the southeast corner of Arizona Avenue and Gillaspie Place, Yuma, AZ.*

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**Alyssa Linville, Senior Planner**, summarized the staff report recommending **APPROVAL**.

#### **QUESTIONS FOR STAFF**

**Hamersley** asked for clarification on why there was a delay with this development.

#### **APPLICANT / APPLICANT'S REPRESENTATIVE**

**Kevin Dahl, 1560 S. 5<sup>th</sup> Avenue, Yuma, Arizona**, said there has been a delay with this development due to the economy. **Dahl** expressed his concern with Condition of Approval #12 and stated that the property owner did not want to wait a prolonged period of time for MCAS to review developments on the property.

**Hamel** asked if there was a time limit to review developments. **Rodney Short, Assistant City Attorney**, stated that it would be difficult to ask for a time constraint from MCAS.

**Sorenson** commented that Condition of Approval #12 states if the development complies with the City of Yuma Zoning Ordinance, there was no objection.

**Koopmann** asked if this proposed condition has been added to any other development. **Linville** said no. **Koopmann** stated that this property abuts the MCAS air traffic control tower.

**Sorenson** asked if there was a concern with future uses that would not comply with the City of Yuma Zoning Ordinance. **Dahl** said no and stated that the only concern was the amount of time it would take for MCAS to review the developments on the property.

**Andrew McGarvie, Engineering Manager**, stated when the tower was installed, MCAS was concerned with potential uses that could interfere with the operation of the tower.

**Hamersley** agreed with Commissioner **Sorenson** and commented that the developments on the property would have to comply with The City of Yuma Zoning Ordinance. **Short** added that MCAS was requesting to review future uses on the property and the review was not an approval process.

**Motion by Sorenson, second by Hamersley, to APPROVE Case Number TIMEX-14783-2016. Motion carried unanimously (6-0).**

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## **INFORMATION ITEMS**

### **Staff**

None

### **Commission**

None

### **Public**

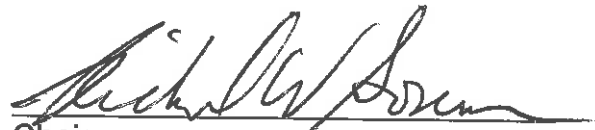
None

## **ADJOURNMENT**

The meeting was adjourned at 4:57 p.m.

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Minutes approved this 10<sup>th</sup> day of October, 2016

  
Chairman